

Section 5: Design Regulations and Guidelines

This Section contains design regulations and guidelines for all development projects within Downtown Rocklin. In general, development projects must comply with all applicable design regulations, as they define the minimum or baseline standards for urban design. Design guidelines further define the desired character and image of development in Downtown Rocklin. Development projects are not necessarily required to comply with each design guideline. However, compliance with the design guidelines is strongly encouraged since the Community Development Department, City Architect (contract), Planning Commission, and City Council and City Staff will use the design guidelines in conjunction with the design regulations to judge the merits of each development application.

To provide flexibility, the Planning Commission may approve an Exception to a design regulation if the following findings can be made:

- Compliance with a development standard or design regulation would preclude an effective and attractive design solution that fulfills the overall vision for Downtown
- The granting of an exception will not constitute a grant of special privilege inconsistent with the limitations upon other properties that are subject to the same design regulation(s)
- The granting of an exception will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use
- The granting of the exception will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City

The design regulations and design guidelines in this section are organized as follows:

- A. All Building Facades
- B. Mixed-Use Building Facades
- C. Residential/Cottage Commercial Building Facades
- D. Historic District and Historic Building Facades
- E. Roofs
- F. Awnings and Marquees
- G. Balconies
- H. Colonnades/Arcades
- I. Bay Windows
- J. Front Porches/Stoops
- K. Commercial Signs
- L. Service Areas
- M. Mechanical and Electrical Equipment
- N. Landscaping
- O. Fences, Walls, and Gates
- P. Site Lighting
- Q. Plazas/Pedestrian Paseos
- R. Parks
- S. Parking
- T. Streets

Useful Definitions:

Design Regulation:

A minimum or baseline standard for the design of development projects within Downtown Rocklin. In general, development projects must comply with all applicable design regulations. However, an *Exception* to a design regulation may be granted in certain situations to allow an effective and attractive design solution. Throughout Section 5, Design Regulations are denoted by DR._-#.

Design Guideline:

A design recommendation that is intended to further define the desired image and character of development in Downtown Rocklin. Design guidelines provide additional guidance to architects, landscape architects, engineers, and other designers. Compliance with a design guideline is not required, but is strongly encouraged. Throughout Section 5, Design Guidelines are denoted by DG._-#.

A. ALL BUILDING FACADESDesign Regulations:

DR.A-1: The front facade of all buildings shall include the main entrance to the building and a number of transparent window openings.

DR.A-2: Blank walls on all facades that front a park, street, plaza, or other public spaces are prohibited. These facades shall contain transparent window and/or door openings that occupy at least 15 percent of façade's total wall area.

DR.A-3: On all facades, a clear visual distinction between each floor shall be provided.

DR.A-4: Exterior stairways to upper floor uses (excluding stairs to porches, stoops, or porticos) shall only be allowed on rear and side facades. Stairways shall have a design that is compatible with overall structure. Stairs shall not have a tacked-on appearance or look like their design was an addition or afterthought.

DR.A-5: Facades shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and glass curtain walls. Windows opening shall be balanced to avoid large blank wall surfaces on the façade.

DR.A-6: Rear and side facades shall be designed with similar architectural elements, materials, and colors as the front façade. However, the design of side and rear facades may be simpler, more casual, and more utilitarian in nature.



A clear visual distinction between each floor is maintained

Front façade includes the main building entrance and a number of transparent window openings.



Window openings occupying at least 15 percent of a facade's total area provide opportunities for informal surveillance of streets and public spaces.



Appropriate relationship between front (above), side (above right) and rear facades (right)



Blank walls and facades that do not clearly delineate each floor of the building are prohibited.

DR.A-7: If used, window and door shutters shall have a width that would enclose the entire window or door opening when the shutters are closed.

DR.A-8: Window security bars, roll-up metal security doors, and exterior scissor style security grilles on facades shall be prohibited.

Design Guidelines

DG.A-1: Appropriate building materials that are encouraged on facades include:

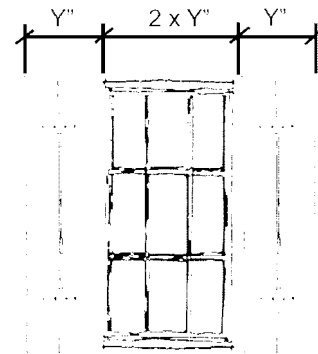
- Granite rock or stone
- Granite tile
- Brick
- Plaster or stucco
- Concrete or masonry
- Finished and painted horizontal and vertical wood siding
- Hardie-Plank siding
- Wrought iron
- Finished and painted wood trim
- Wood, aluminum, copper, steel, and vinyl clad wood frames for windows and doors
- Wood, metal, and glass doors
- Other materials of similar quality, durability, and character to those listed above and approved by the City Architect (contract)

DG.A-2: Inappropriate building materials that are discouraged on facades include:

- Plywood
- Hardboard
- Unfinished lumber
- Corrugated fiberglass
- Vinyl siding
- Sheet metal or tin siding

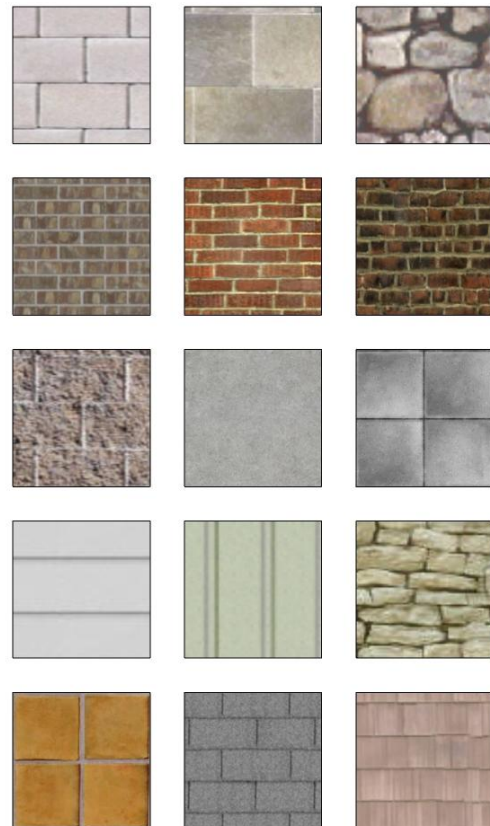
DG.A-3: Painted building surfaces should have a matte finish. Trim work may have a glossy finish.

DG.A-4: The natural colors of brick and stone material should be maintained. These materials should not be painted.



When closed, shutter would enclose the entire window

Examples of appropriate building materials on facades



DG.A-5: Window openings should have a vertical orientation and proportion.

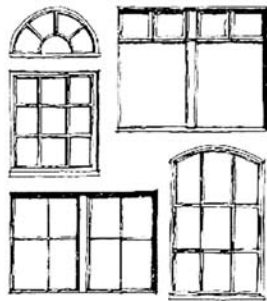


Windows have a vertical orientation and proportion (Encouraged)



Windows have a horizontal orientation and proportion (Discouraged)

DG.A-6: Basic and simple window shapes are encouraged.

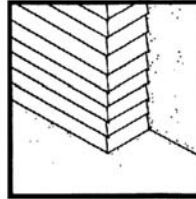


DG.A-7: Extensively bold and bright colors and/or highly reflective building materials should be avoided. If used, extensively bold and bright colors should only be used as accent colors on window and door frames, building trim, and details. Muted and soft colors are encouraged.

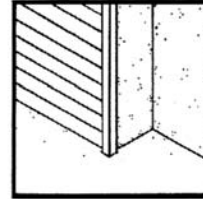
DG.A-8: Color applications on a façade should generally be limited to one or two main colors and two- to three accent colors that compliment the main color(s) of the structure.

DG.A-9: Changes in materials and colors should occur on inside corners of the building.

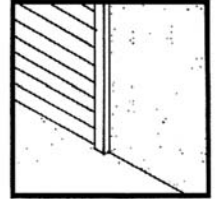
Recommended:



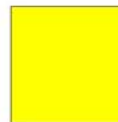
Discouraged:



Discouraged:



Limit use of
bold and
bright colors:



Soft and muted
colors are
encouraged:

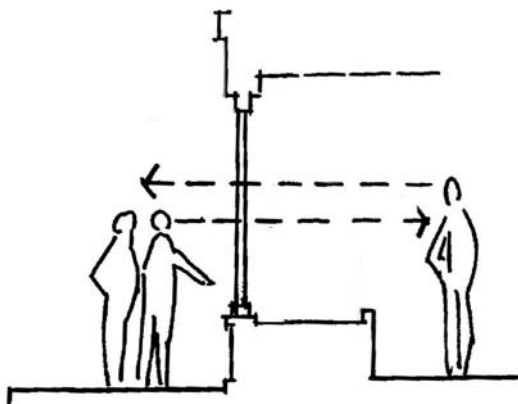


Examples of appropriate use of color

B. MIXED-USE BUILDING FACADESDesign Regulations:

DR.B-1: Front building facades, as well as all facades that front a plaza, or pedestrian paseo, shall be designed with:

- Ground-floor Storefronts: 50 to 85 percent of ground-floor façades shall be occupied by storefront windows and/or entry doors. Storefront windows and doors shall utilize clear transparent glass in order to provide clear views of storefront displays from the street and to allow natural surveillance of the street and adjacent outdoor spaces. Mirror and tinted glass is prohibited
- Projecting façade elements that provide shade and shelter to pedestrians. Projecting façade elements include awnings, marquees, balconies, and colonnades or arcades. At least 75 percent of the facade width shall contain projecting façade elements that provide shade and shelter to pedestrians
- Individual window openings on upper-floors: Approximately 20 to 70 percent of each upper-floor shall be occupied by window openings. Upper floor window openings shall have a vertical orientation and proportion



Transparent windows and doors provide clear views of storefront displays and natural surveillance of the street and adjacent public spaces



Example of appropriate storefront windows and entry doors on a ground floor facade

Projecting Façade Elements are Required for Shade:



Colonnade/Arcade



Awning and Marquee



Balcony



Awning



Between 20 to 70 percent of each upper-floor shall be occupied by window openings.

DR.B-2: Street facing building facades, as well as all facades that front a plaza or pedestrian paseo, shall be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to, the following:

- Increasing the number and/or size of window openings
- Creating a defined base for the building
- Recessing storefronts, windows and/or entry ways to create depth and cast shadow patterns
- Providing three-dimensional expression lines (vertical and horizontal) between the floors of the structure and around storefronts and window openings
- Adding depth and detail to the cornice or roof parapet

Design Guidelines

DG.B-1: The ground floor façade should have the greatest amount of area dedicated to transparent window and door openings.



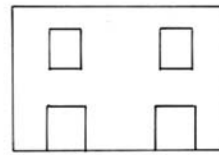
Appropriate relationship between window openings on ground floor and upper floors

DG.B-2: Three-dimensional wall projections, horizontal expression lines, details and cornice treatments are encouraged to delineate the top of the façade.

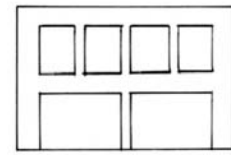
DG.B-3: Finish materials that give a feeling of permanence and quality and that have relatively low maintenance costs should be used on the façades.

DG.B-4: Secondary entrances and windows are strongly encouraged on rear facades and side facades that are adjacent to streets.

Building facades shall be appropriately articulated:



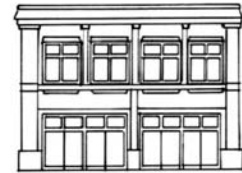
Proportion of opening sizes to building mass is too small



Increase opening sizes



Articulate openings



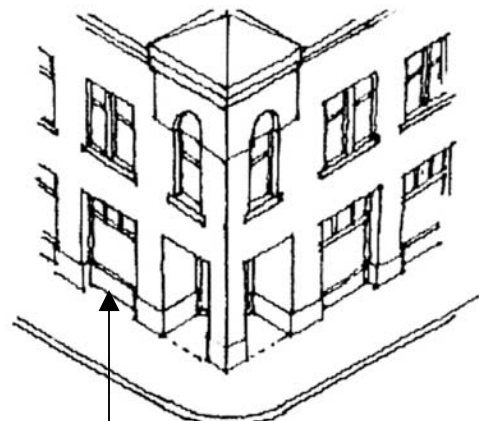
Break up building mass



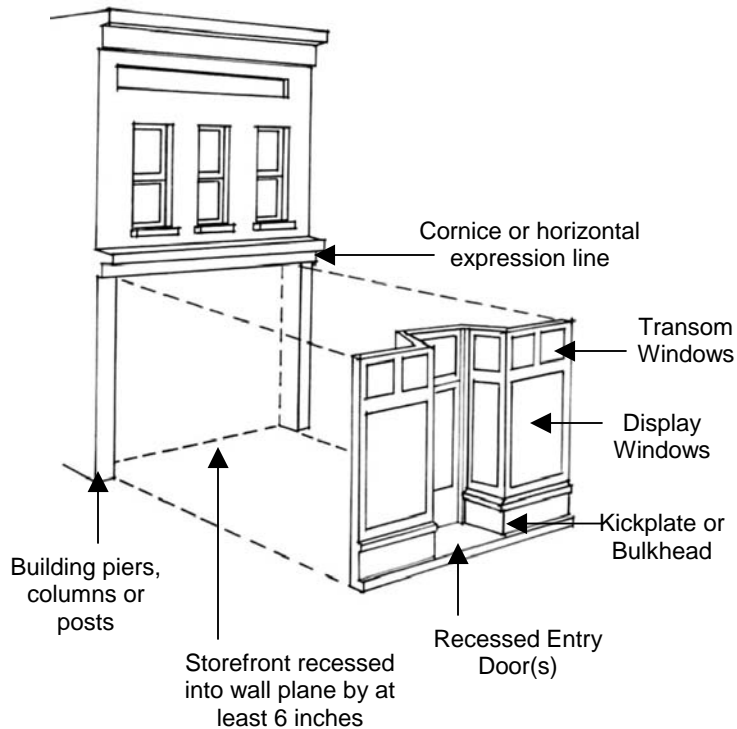
DG.B-5: The ground floor of buildings facades should be divided into structural bays for storefront openings. The width of the structural bay or the storefront should not exceed the height of the ground floor.

DG.B-6: Elements of traditional “Main Street” storefronts are encouraged. These elements include the recessed entry door(s), display windows, the kickplate or bulkhead, and transom windows.

DG.B-7: Storefronts should be recessed into the wall plane by at least 6 inches and should be framed by building piers or columns and a cornice or horizontal expression line.



Structural bays for storefronts



C. RESIDENTIAL/COTTAGE COMMERCIAL BUILDING FACADES**Design Regulations:**

DR.C-1: A front porch or stoop shall be provided on the front façade of all single-family homes, townhome units, multi-plex homes, and cottage commercial buildings.

DR.C-2: Overhanging roofs or three-dimensional cornices are required to delineate the top of the façade and to cast shadow patterns on residential buildings.

DR.C-3: Street facing building facades, as well as all facades that face a plaza, park, or public space, shall be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to, the following:

- Offsetting or changing the direction of the wall plane by adding a building wing
- Increasing the number of window openings on the façade
- Balancing window openings on the façade to avoid blank areas on the wall surface
- Minimizing the size of garage door openings
- Using more than one material, texture, or color to break up the mass of the façade
- Stepping back upper stories
- Using traditional building forms, such as bay windows and dormers
- Utilizing compatible architectural details to reduce the scale and mass of buildings
- Providing overhanging roof eaves that created depth and cast shadow

Design Guidelines:

DG.C-1: Building styles, forms, materials, and colors that reflect Rocklin's vernacular residential architecture are encouraged on townhome units, multi-plex homes, and cottage commercial buildings.

DG.C-2: The facades of detached garages, secondary dwelling units, and other accessory buildings should be designed with similar materials, colors, and details as the main residential building.



Residential façade with poor articulation
(prohibited)



Residential façade with appropriate level
of articulation

Examples of Rocklin's vernacular
residential architecture:



D. HISTORIC DISTRICT AND HISTORIC BUILDING FACADESDesign Guidelines:

DG.D-1: Traditional building forms, materials, and colors that are compatible with the historic architecture that once existed in Downtown Rocklin should be used in the Front Street Historic District. These forms may include balconies, hipped and gabled roofs, porches, bay windows, and dormers on residential buildings and cottage commercial buildings; and balconies, canopies, colonnades and arcades, bay windows, and parapet roofs on mixed-use buildings. Traditional building materials include granite rock and stone, brick, timber and wrought iron in roof overhangs and balconies, and horizontal and vertical wood siding, shingle siding, and wood framed windows and doors. The intent of this guideline is not to recreate exact replicas of buildings that once existed, but rather to create new buildings that reflect and honor the character and image of Rocklin's history.

DG.D-2: When renovating or modifying historic buildings of local importance (including but not limited to Finn Hall, the Barudoni Building, St. Mary's Catholic Church, and the Old City Hall Building), the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings should be used.



The Source of all Historic Photographs is the Rocklin Historical Society

E. ROOFS**Design Regulations:**

DR.E-1: Roofing forms and materials shall be compatible with the overall style and character of the structure.

DR.E-2: A consistent roof design (including overhangs, pitch, fascia, materials, and eaves) shall be provided on all sides of the building.

DR.E-3: All roofs shall be designed with gutters and downspouts to prevent water damage and stains on building facades.

DR.E-4: Mechanical equipment on roofs shall be screened from public views from all sidewalks, plazas, parks, public spaces, and pedestrian walkways.

DR.E-5: Roof overhangs, such as cornices, and eaves, may extend up to three feet from the façade of the building. However, roof overhangs shall not extend over a neighboring parcel. On Building Types 1 and 2, roof overhangs may extend forward of the build-to line over the public right-of-way.

Design Guidelines

DG.E-1: Appropriate types of roof materials that are encouraged on buildings include:

- Galvanized metal
- Copper
- Aluminum and Zinc Alum
- Asphalt shingles
- Metal “dimensional”-type shingles
- Slate shingles
- Cedar shake shingles
- Clay tile shingles
- Concrete tile shingles
- Other materials of similar quality, durability, and character to those listed above and approved by the City Architect (contract)

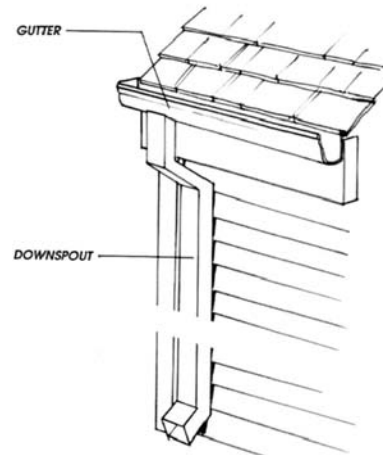
DG.E-2: Vinyl, plastic, fiberglass, and plywood roofing materials are discouraged.

DR.E-3: Gutters and downspouts may be constructed with copper, aluminum, galvanized steel, or PVC. The City Architect (contract) may also approve other materials of similar quality and character.

DR.E-4: Gutters and downspouts shall be painted to match either the trim or body color of the structure.

DG.E-5: Vent pipes that are visible from streets, sidewalks, parks, plazas, and pedestrian walkways shall be painted to match the color of the roof to make them less conspicuous.

DG.E-6: Whenever possible, downspouts should be located in the least conspicuous location, such as the rear or side facades of the building.



Examples of appropriate roofing materials:

